



Request for Proposal  
Sale and Development of  
The Former Rogers Elementary School  
100 Pleasant St.

Fairhaven, Massachusetts

**IMPORTANT DATES****Submission of Proposal due:**

Proposal Due Date: January 11, 2021 at 12:00 Noon

**NEWSPAPER ADVERTISEMENT**

TOWN OF FAIRHAVEN  
REQUEST FOR PROPOSAL (RFP)  
FORMER ROGERS ELEMENTARY SCHOOL

The Town of Fairhaven solicits proposals for the sale and development of the former Rogers Elementary School that sits on a 71,751 SF site improved with approximately 46,721 SF of space in the former educational facility. The property is located at 100 Pleasant Street. The Town seeks to designate a developer subject to the Terms and Conditions contained in its Request for Proposal (RFP). The RFP will be available at the Fairhaven Town Hall, Board of Selectmen's Office, at 40 Center Street, Fairhaven MA, M-F from 9:00 a.m. to 4:00 p.m. Email: [Voliveira@fairhaven-ma.gov](mailto:Voliveira@fairhaven-ma.gov). Proposal submission due January 11, 2021 by 12:00 noon, Office of the Town Administrator, Fairhaven Town Hall, 40 Center Street, Fairhaven, MA. 02719 The Town reserves the right to reject any and all proposals or to accept that proposal which is deemed in the best interest of the Town of Fairhaven, MA.

**REQUEST FOR PROPOSAL (RFP) SUBMISSION REQUIREMENTS****OVERVIEW**

1. The submittal must be formatted as a single bound volume. Provide one (1) original and six (6) copies, and one (1) electronic copy on a flash drive or CD. All proposals must be submitted in a sealed package clearly labeled with the following:

**TITLE:** Proposal for Sale of the Former Rogers Elementary School Property

100 Pleasant Street, Fairhaven, MA

**FROM:** Name and address of proposer(s)

**TO:** Town of Fairhaven  
Mark Rees  
40 Center Street,

Fairhaven, MA 02719

(508) 979-4023 Ext.104

EMAIL: [Vloliveira@fairhaven-ma.gov](mailto:Vloliveira@fairhaven-ma.gov)

FAX: (508) 979-4079

**DUE: January 11, 2021, 12:00 Noon.**

**No submittals will be accepted after said date and time.**

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- VIII. Submission Requirements
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- X. Town of Fairhaven Reservation of Rights
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Exhibit A: Picture and Plot Map of Rogers School

Exhibit B: Fairhaven Assessors Field Card

Form 1: Proposal Form Cover Sheet

Form 2: Background of Proposal Organization

Form 3: Hazardous Material Release Form

Form 4: Certificate of Non-Collusion

Form 5: Disclosure Statement for Transaction With A Public Agency Concerning

Real Estate

I.  
INTRODUCTION

The Town of Fairhaven, Massachusetts (“the Town”) is seeking to sell a certain property that is no longer necessary for municipal purposes. The Town seeks to facilitate the redevelopment of this property so that they can contribute to the economy of the Town. Through this RFP, the Town will receive sealed Proposals for the sale of a certain property located at 100 Pleasant Street (Rogers Elementary School) also known as the “Rogers School” The Rogers School property contains approximately 71,751 square feet of land improved by approximately 46,721 square feet of gross building area. The property is currently zoned Residential (RA). The property is more fully described in Exhibit “A” and Exhibit “B”.

1A.  
ALTERNATE PROPOSALS

*Rogers School* – The Town will entertain proposals to include the purchase of the former Union Street right of way(40 feet by 250 feet) in conjunction with the development of the Rogers School parcel with the understanding that the developer will provide a 20 by 250 foot easement for existing utilities. The developer will assume all costs associated with preparing and recording easement plans.

II.  
SITE LOCATION AND DESCRIPTION

Fairhaven is a Town of 16,000 residents located on Buzzards Bay in Southeastern Massachusetts. The Town shares a working harbor with New Bedford and is approximately 60 miles southeast of Boston and 40 miles east of Providence, RI. It is also on the Gateway leading to Cape Cod.

The Rogers Elementary School is located in the historic center of downtown Fairhaven. It is situated in a neighborhood of single family homes. The 1885 section of the school is located on Center Street, a few blocks east of the historic Town Hall, Millicent Library, and the Unitarian Memorial Church. The 1885 section of the Rogers School consists of three floors with the boiler room, boys’ and girls’ restrooms and several small rooms located in the basement. The first and second floors each have four classrooms and the third floor consists of a large assembly space as well as an apartment that was once used by the school custodian. The third floor also has some storage space. The 1957 one-story addition located on the south side of the 1885 section includes a gymnasium, small kitchen area, office space, restrooms, and four classrooms.

The Rogers School has easy access to I-195 or Route 6, which crosses through Fairhaven.

III.  
DEVELOPMENT CONCEPT

The development project should consider the historical significance of the property as well as the historical significance of the surrounding properties. The development project should seek to restore, in conformance with applicable preservation standards, the architectural elements of the property. Further, the architectural design of all project components should resemble the human scale of traditional Fairhaven architecture and shall be compatible with the surrounding municipal, residential, and commercial properties.

In addition to design improvements, disposition of the Development and Property Rights will help to achieve several financial and planning objectives of the Town of Fairhaven. The Town would be receptive to Zoning changes if required, subject to Town Meeting approval. The project will provide accessibility to people with disabilities. Construction of the Project and the activities which will be located there will help to expand housing, employment and business opportunities for residents, minorities, and women.

Property/Building inspection of the Rogers School can be scheduled by contacting [Vloliveira@fairhaven-ma.gov](mailto:Vloliveira@fairhaven-ma.gov)

IV.  
DESIGN AND DEVELOPMENT GUIDELINES

**DESIGN**

The Town will consider proposals for development which must include the following:

- 1. Massing and Character**  
The project should exhibit strong design relationships with neighboring properties, particularly with the orderly pattern established by the street alignment and sitting of buildings. The design should be compatible with newer construction and renovation in the area. The architectural design of project components and facades should resemble the human scale of traditional Fairhaven architecture.
- 2. Provisions for Persons with Disabilities**  
The project should be designed to fully comply with the provisions of *Americans with Disabilities Act of 1990* so that persons with disabilities can enter, travel about, and leave the building in a convenient manner without obstruction.

3. **Vehicular Access**

Developers should consider the potential impacts on neighborhood streets. The scheme should be designed so as not to adversely affect the current traffic flow.

4. **Service Areas**

Service areas should be inconspicuous, safe and fully enclosed. Use of service areas must not interfere with pedestrian circulation.

5. **Landscaping**

The premises shall at all times be maintained in an aesthetically appealing manner, free of all debris.

In addition to the design and development concepts described in the RFP, the Town will take into account that property has been previously appraised at \$285,000. If your proposed purchase price is less than \$285,000 your proposal must identify any mitigating factors which support your proposed price.

Other goals include the expansion of employment benefits for Fairhaven residents, minorities, women, and persons with disabilities. The Town's criteria for selection is described in more detail in Section IX of this Request for Proposals.

V.

INSTRUCTIONS FOR COMPLETION AND SUBMISSION OF PROPOSALS

A Proposal consists of:

- Cover Letter and Transmittal
- Proposal Forms
- Required Attachments

For the Town to consider the proposal, the cover sheet and proposal forms must be substantially completed, signed and notarized. The Town asks proposers not to submit their proposal in notebooks or binders.

Sealing and Labeling of Proposals

Proposers must seal copies of their proposals in an envelope with the name "Proposal for Sale of the Former Rogers Elementary School Property" and the submission deadline on the envelope. The name and return address of the proposer must also be indicated on the outside of the envelope(s). Proposals without sufficient identification will be rejected and returned to the sender.

### **SUBMISSION OF PROPOSALS**

Proposals must be received at the following address by 12:00 noon on January 11, 2021  
Office of the Town Administrator  
Fairhaven Town Hall  
40 Center Street  
Fairhaven, MA 02719

Proposals received by the Town after the deadline shall be refused or returned unopened to their respective proposers. A firm deadline is necessary to ensure fairness to all proposers.

### VI.

#### EACH PROPOSAL SHOULD CONTAIN THE FOLLOWING INFORMATION

#### **Applicant Information**

1. Letter of Interest introducing the development team, including the developer, architect and other consultants.
2. Relevant past experience of development team.
3. Developer's Statement of Public Disclosure and Statement of Qualifications and Financial Responsibility (Form Enclosed).

#### **Development Proposal**

1. A project summary, including a description of proposed uses and public amenities, proposed ownership structure and anticipated development schedule.
2. A separate narrative response to each of the eight (8) questions in Section VIII which refer to the evaluation criteria for the disposition.
3. Architectural drawing of the proposed Development reduced in size to fit into the response package.

#### **Financial Information**

1. Development Schedule and Finance time frame.

2. Evidence of financial capacity to complete proposed project including a Letter of Interest from a financial institution of source of funding for the acquisition, construction, and permanent financing.

### **Financial Responsibility for Proposal Preparation**

The Town accepts no financial responsibility for costs incurred by any proposer in responding to this Request for Proposals. All responses to this Request for Proposals will become the property of the Town and reasonable precautions to ensure the confidentiality of the material will be taken. All material will become public information after selection.

### **Withdrawal of Proposals**

Proposers may only withdraw their proposals by written notice received by the Town at the address listed in Section VI above, **prior** to the time and date set for the proposal opening.

## VII.

### **PROCEDURES FOR EVALUATION, SELECTION, SALE AND CONVEYANCE**

The Town's objectives are to ensure utilization and rapid development of the property rights and to receive as much value as possible for the property and development rights; and to provide for the Town's ongoing interest in the site, including speedy development, and design. To this end, the Town shall evaluate all proposals for conformity to the requirements of this Request for Proposals, and for the degree to which they satisfy the selection criteria in Section IX. Revenue will be given importance in the selection of the proposal. However, revenue is not the sole criteria in the selection process.

The Town will begin to review and evaluate proposals promptly after the Submission Deadline of Evaluation of proposals and selection of the most advantageous proposal will be based solely upon the evaluation and selection criteria listed in Section VIII of this Request for Proposals. The Town reserves the right to waive portions of the Request for Proposals for all proposers, to excuse minor informalities on proposal, or to reject all proposals, if deemed in the best interest of the Town.

### **Initial Review**

The Town will identify any proposals which do not meet the qualification Submission Requirements stated in Section VIII. Such proposals may be rejected and returned to the proposers who submitted them. Interested parties should note that the Town will consider only proposals which include comprehensive development scenarios.

If a proposer does not adequately complete his or her proposal, or if the Town is unable to determine whether the proposal meets the requirements of the Request for Proposals, the Town may attempt to clarify the proposal, but reserves the right to declare the proposal non-qualifying.

The Town will notify in writing the proposers who submitted non-qualifying proposals.

### **Evaluation of Qualifying Proposals**

Once the Town has verified that the remaining proposals meet all the requirements of the Request for Proposals, the Town will analyze them using the qualitative criteria (i.e. categorizing the proposal for that requirement as highly advantageous, advantageous, not advantageous, or unacceptable) to identify the proposal which best meets the Town's needs.

The highest rated proposal will be recommended on the basis that the proposer represents that it is made in good faith.

### **Financial Review**

It is the responsibility of the proposer to designate a competent individual to respond to Town inquiries regarding financial aspects of the proposal. The Town may perform a preliminary analysis of the financial capacity of qualifying proposers to accomplish the proposal and subsequently shall perform an in-depth analysis after the proposer has been conditionally designated. Notwithstanding the previous sentence, the Town may perform the in-depth analysis prior to conditional designation of a proposer. The Town may withhold Full Designation from a proposer on the basis of responses to the Affidavits required to be submitted as part of the proposal.

### **Notification to Proposers**

Upon selection of a proposal, the Town will notify all proposers of the decision in writing.

### **Terms of Sale**

After a proposal has been selected, the selected proposer will be conditionally designated by the Town. The Town and the Conditionally Designated Developer will negotiate the terms of sale. A firm construction and development schedule must be submitted and agreed upon by all parties, outlining that the project will be started within six (6) months and be completed within twenty-four (24) months. The final transfer agreement shall require compliance with the schedule and shall include a clause to allow the Town to impose substantial penalties for failure to comply with

schedule. The agreement shall include a reversion clause that the Town may exercise if the proposer fails to substantially proceed with construction and development. The terms must be consistent with the Request for Proposals.

### **Conditions of the Properties**

An agreement with the successful Proposer shall be subject to all restrictions and conditions of record, insofar as they may be in-force and applicable to said parcel.

Any and all costs, including but not limited to environmental remediation, due to known or unknown conditions, including but not limited to any and all contamination as defined by local, state and federal laws and/or agencies, currently known or unknown to the Town, the designated developer or any other individual at the project site, will be adsorbed and paid for solely by the designated Proposer. The designated proposer will release, indemnify, and hold harmless the Town of Fairhaven from any and all obligations it may have in regards to, or claims that may arise from, any known or unknown conditions at the Project site as stated herein. They will also complete Form 1: (Hazardous Material Release Form).

**THE PROPERTY IS PRESENTED TO THE BUYER IN “AS-IN” CONDITION.**

## VIII.

### **SUBMISSION REQUIREMENTS**

#### **Qualifying Submission Requirements**

These requirements must be met in order for a proposal to be considered qualifying and undergo further evaluation:

##### Form:

The proposal must be submitted with a full set of signed Request for Proposal Application Forms and with all required attachments. It must be submitted in a sealed and properly labeled envelope, and must be received by the Town before the deadline of 12:00 noon on January 11, 2021.

##### Proposed Use:

The proposed use must conform to the use described in the Request for Proposal.

##### Financial Capacity:

Proposer must show the financial capacity to accomplish the proposal development, Commitment letters from lending sources and financial statements of the proposed development entity and of related parties should be provided.

Reasonable Responses to Selection Criteria Questions:

The proposer must provide reasonable responses to questions 1 through 8 listed in “Ranking Criteria” in this Section VIII. Each question should be answered separately and completely.

**Relative Merit**

The following criteria will be used to compare the relative merits of qualifying proposals. They should be referred to specifically in each proposal. Please use the questions below to refer to each criterion. All criteria will be used, with more weight given to those criteria which are described as “highly significant” (the ordering of the criteria below is irrelevant). The Town reserves the right to require further detail and/or additional information as the need arises during review of the qualifying proposal.

Evaluation of proposals will be based upon information provided in the proposals and verification of references provided by the proposer or individuals familiar with the proposer, from other Town files from other generally available and verifiable information.

The rest of this page is intentionally left blank.

**IX RANKING CRITERIA**

Note: All twelve (12) questions must be answered separately by proposer.

1. Purchase Plan (Significant)  
What are you willing to pay to purchase the Rogers School? \_\_\_\_\_  
The Rogers School has been appraised for \$285,000. If your proposed purchase price is less than \$285,000, you must identify any mitigating factors which support your proposed price.
2. Cash on Hand or Pre-Approved Financing (Highly Significant)  
Do you have cash on hand or pre-approved financing from a financial institution?
3. Other Economic Benefits (Significant)
  - a) What other direct revenue benefits does your development plan offer?
  - b) What other indirect revenue benefits does your development plan offer?
4. Developer Experience (Significant)  
What demonstrated production, management experience, and capability does your development team have?
5. Experience with Historical Restoration (Significant)  
Do you have any experience in redevelopment of historical buildings?
6. Developer Financial Capacity to Design/Construct (Highly Significant)  
What evidence can you show of financial commitment to undertake design and construction of the project? Developer Financial Capacity to Manage Site  
(Significant)  
What evidence does the development team have to manage this site?
7. Preliminary Design Plans (Significant)  
When will the design of your Proposal be prepared?  
When can your development team commence construction?
8. Employment Initiative (Moderately Significant)  
What Initiative for employment of Fairhaven residents, minorities, and women does your proposal include during both the construction and the operation phases of the development?

9. Original Historic Building (Highly Significant)

Does your plan retain the original historic building for 1885 Rogers School?

10. Deed Restrictions (Highly Significant)

Would you consider deed restrictions that would carry over to future sales of the property to retain and maintain the historic building?

11. Short and Long Term Vision (Significant)

Do you have a vision for the property for the short-term (less than two years) and long-term? Please explain.

### **Selection Process**

#### **OVERVIEW**

The Town will review all RFP submittals for completeness. Proposers may be required to submit additional information and/or respond to questions prepared by the Town in written form. A Town selection committee will review all of the proposals and, based on its evaluation of the proposal's ability to best meet the evaluation criteria, determine a preferred proposer for preliminary designation with whom the Town will enter into negotiations with. The committee may also rank alternate proposers with whom the Town could enter into negotiations in the event that negotiations with the preferred proposer are unsuccessful.

Note: While the Town will entertain all proposals, those that allow the original 1885 portion of the Rogers School to remain will receive a higher evaluation.

Deed Restrictions to maintain historical character: Developers who propose deed restrictions on the 1885 portion of the Rogers School will receive a higher evaluation.

#### 1. RFP Proposal Review Criteria

The following criteria will be used to evaluate the proposals, as may be clarified by any requested information.

- A. Capability of Development Organization – Evidence that the Proposer has the capability, experience, and financial strength to undertake the proposed project and to complete the project successfully, including fulfilling objectives for Town objectives for the project, within a reasonable timeframe. Such evidence could include:

- Evidence of successful financing, management of projects of similar or comparable nature and size/cost or other relevant projects.
  - Evidence of financing relationships and the ability to obtain financing for the project as indicated by letters from financing sources to that effect.
  - Evidence of successful past and/or current dealings with public entities in the development and management of projects, particularly public-private development projects.
  - The Town's selection committee's evaluation of the developer's commitment to, and understanding of, the Town's goals and objectives for the project.
  - References from past and/or current clients that indicate the Proposer's ability to deliver the project.
- B. Capability of the Development Team
- Evidence of capability of the Proposer staff to carry out the proposed project as indicated by the experience of the individuals playing key roles in the project.
  - Experience with projects of similar, comparable, or relevant scope.
- C. References
- A minimum of three references are required that can specifically address the capability of the proposer to undertake the project. References should include names, titles, full addresses, telephone numbers and a brief description of the relationship to the Proposer with regards to previous experience.

X

TOWN'S RESERVATION OF RIGHTS

**Negotiations**

The Town reserves the right to reject any or all proposals, or any item or items of the proposals, and to waive technical defects which are not of a substantive nature if it is determined that it is in the best interest of the Town. The Town will proceed with the selection of that proposal which in its opinion represents the most satisfactory response to its selection criteria.

The Town also reserves the right to negotiate changes in the proposal selected. These negotiations may encompass values and items described in this Request for Proposals, as well as values and items identified during the Request for Proposal and negotiation process. On the basis of these negotiations, the Town may refuse to sell the property even after it has tentatively selected one proposed developer for designation and has entered into the negotiations described in this paragraph.

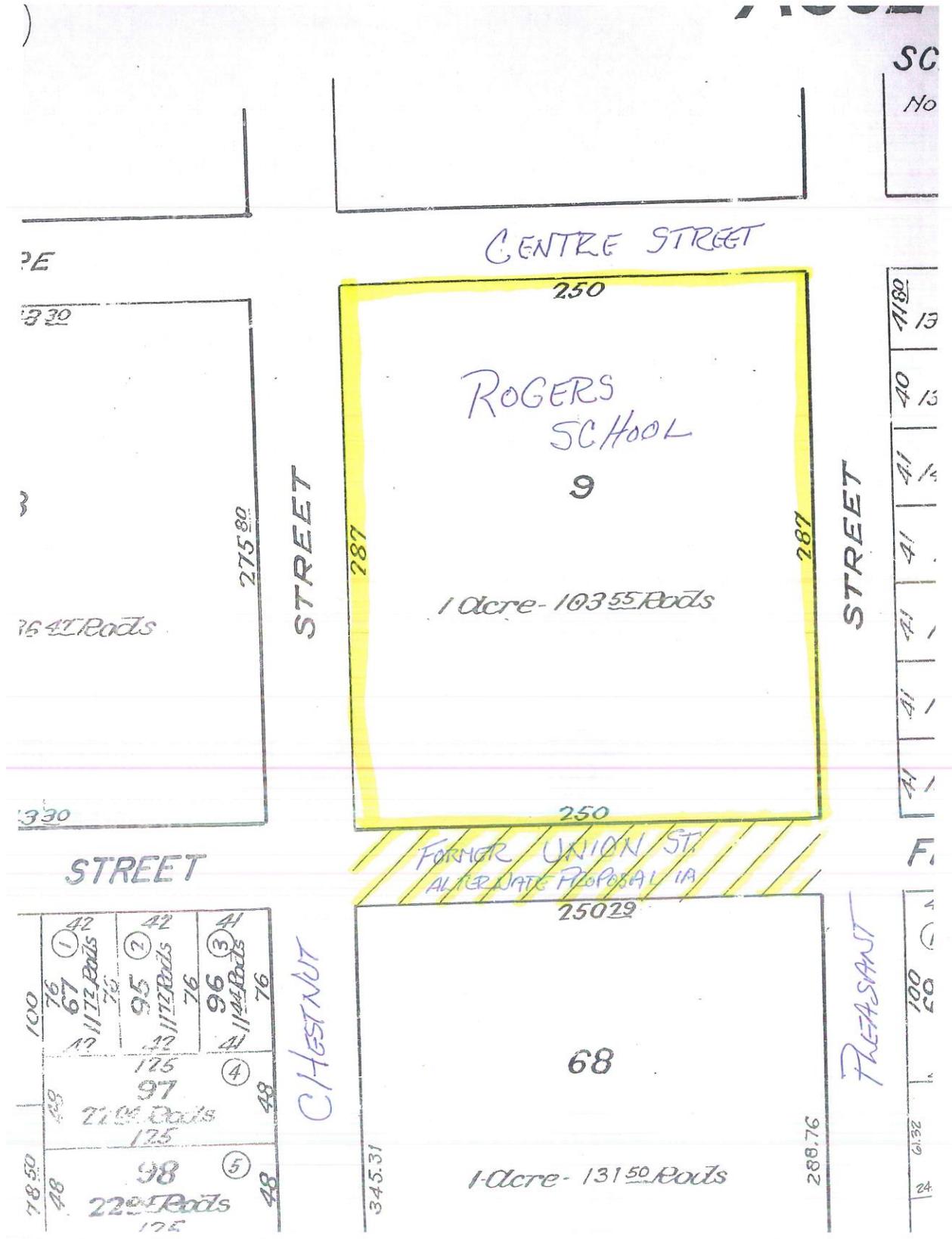
XI.

## EXHIBIT A



(Google Earth view of Rogers School, 100 Pleasant Street)

***NOTE: Portable Classrooms have been removed.***



# EXHIBIT B

08 MAP	009 BLOCK	LOT	LOT2	LOT3	1 of 1 CARD	GOVERNMENT	TOTAL ASSESSED: 2,810,100 1740!																					
<b>Fairhaven</b>																												
<b>PROPERTY LOCATION</b>			<b>IN PROCESS APPRAISAL SUMMARY</b>					 <p><b>Patriot Properties Inc.</b></p>																				
No	Alt No	Direction/Street/City	Use Code	Building Value	Yard Items	Land Size	Land Value		Total Value	Legal Description	User Acct																	
100		PLEASANT STREET, Fairhaven	934	2,637,900		71751.000	172,200		2,810,100																			
<b>OWNERSHIP</b>									Entered Lot Size																			
Owner 1: FAIRHAVEN TOWN OF									Total Land:																			
Owner 2:									Land Unit Type:																			
Owner 3:									05/12/16																			
Street 1: 40 CENTER STREET																												
Street 2:																												
Twn/City: FAIRHAVEN																												
St/Prov: MA Cntry: Own Occ:																												
Postal: 02719 Type:																												
<b>PREVIOUS OWNER</b>			<b>PREVIOUS ASSESSMENT</b>					<b>Parcel ID</b> 08-009																				
Owner 1:			Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	<b>PRINT</b>														
Owner 2:			2021	934	NC	2,637,900	0	71,751.	172,200	2,810,100	2,810,100	Year End Rol	11/5/2020	Date	Time													
Street 1:			2020	934	FV	2,637,900	0	71,751.	172,200	2,810,100	2,810,100	Year End Rol	12/16/2019	11/06/20	08:50:39													
Twn/City:			2019	934	FV	2,637,900	0	71,751.	142,900	2,780,800	2,780,800	Year End Rol	11/6/2018	<b>LAST REV</b>														
St/Prov:			2018	934	FV	2,637,900	0	71,751.	136,000	2,773,900	2,773,900	Year End Rol	11/3/2017	Date	Time													
Postal:			2017	934	FV	2,637,900	0	71,751.	136,000	2,773,900	2,773,900	LAA submitted	11/22/2016	03/05/20	09:53:42													
			2016	934	FV	2,550,100	0	71,751.	136,000	2,686,100	2,686,100	year end	12/10/2015	<b>del</b>														
			2015	934	FV	2,550,100	0	71,751.	136,000	2,686,100	2,686,100	Year End Rol	12/23/2014	ASR Mag:														
			2014	934	FV	2,550,100	0	71,751.	136,000	2,686,100	2,686,100	Year End Rol	1/7/2014	Prior Id # 1:														
<b>NARRATIVE DESCRIPTION</b>			<b>SALES INFORMATION</b>					<b>TAX DISTRICT</b>		<b>PAT ACCT.</b>		740		Prior Id # 2:														
This Parcel contains 71,751 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1884, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 0 Baths, 10 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Balms.			Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes	Prior Id # 3:														
				113-331		6/19/1985			1	No	No			Prior Id # 1: NI														
														Prior Id # 2: Y														
														Prior Id # 3:														
														Prior Id # 1:														
														Prior Id # 2:														
														Prior Id # 3:														
														ASR Mag:														
														Fact Dist:														
														Reval Dist:														
														Year:														
														Land/Reason:														
														Blo/Reason:														
<b>OTHER ASSESSMENTS</b>			<b>BUILDING PERMITS</b>					<b>ACTIVITY INFORMATION</b>																				
Code	DescrpNo	Amount	Com. Int	Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result	By	Name												
				8/5/2014	296	DEMOLTI	2,500	C					5/12/2016	FIELDREV VST	DG	Del Garcia												
				3/10/2010	19651	REPAIRS	5,000		6/24/2011				8/21/2012	INSPECTED	JB													
				8/8/2007	17831	INT ALTE	350		2/27/2008				6/24/2011	PERMIT VISIT	JB													
				4/30/2007	17531	INT ALTE	4,853		2/27/2008				2/27/2008	PERMIT VISIT	JB													
				9/2/2004	15133	INT ALTE	200		5/19/2005																			
<b>PROPERTY FACTORS</b>																												
Item	Code	Descrp	%	Item	Code	Descrp																						
Z	RA	SINGLE RE	100	U																								
o				t																								
n				i																								
Census:			Exmpt																									
Flood Haz:																												
D				Topo																								
s				Street																								
t				Traffic																								
<b>LAND SECTION (First 7 lines only)</b>																												
Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Inlu	Neigh Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appraised Value	At Class	%	Spec Land	J Code	Fact	Use Value	Notes	
934	IMPR EDUC		71751		SQ FT	SITE		0	4.75	0.505	05		RA							172,248							172,200	
Total ACHA: 1.64718		Total SF/SM: 71751.00		Parcel LUC: 934 IMPR EDUC		Prime NB Desc: 005		Total: 172,248		Spl Credit:		Total: 172,200																
Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.																	Database: AssessPro		joanne		2021							

<b>EXTERIOR INFORMATION</b> Type: 58 - SCHOOL Sty Ht: 2 - TWO STORY (Liv) Units: 0 Total: 0 Foundation: 2 - CONC BLOCK Frame: 3 - CONCRETE Prime Wall: 07 - BRICK Sec Wall: % Roof Struct: 1 - GABLE Roof Cover: 2 - SLATE Color: View / Desir:		<b>BATH FEATURES</b> Full Bath: Rating: A Bath: Rating: 3/4 Bath: Rating: A 3QBth: Rating: 1/2 Bath: 10 Rating: AVERAGE A HBth: Rating: Oth/Fix: Rating:		<b>COMMENTS</b> SCHOOL  <b>RESIDENTIAL GRID</b> 1st Res Grid Desc: # Units Level FY LR DR D K FR RR BR FB HB L O Other Upper Lvl 2 Lvl 1 Lower Totals RMs: BRs: Baths: HB 10		<b>SKETCH</b> 																																																																																																							
<b>GENERAL INFORMATION</b> Grade: B GOOD Year Blt: 1884 Eff Yr Blt: Alt LUC: All %: Jurisdic: Fact: Const Mod: Lump Sum Adj:		<b>OTHER FEATURES</b> Kits: Rating: A Kits: Rating: Frpl: Rating: WSFlue: Rating:		<b>REMODELING</b> Exterior: Interior: Additions: Kitchens: Baths: Plumbing: Electric: Heating: General:		<b>RES BREAKDOWN</b> No Unit RMs BRS FL  Totals																																																																																																							
<b>INTERIOR INFORMATION</b> Avg Ht/FL: 12 Prim Int Wal 2 - PLASTER Sec Int Wall: % Partition: Prim Floors: 14 - ASPHL TILE Sec Floors: % Bsmnt Fir: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: 1 - OIL Heat Type: 3 - FORCED H/W # Heat Sys: % Heated: 100 % AC: Solar HW: NO Central Vac: NO % Com Wal % Sprinkled		<b>DEPRECIATION</b> Phys Cond: VG - Very Good 20. % Functional: % Economic: % Special: % Override: % Total: 20.7 %		<b>REMODELING</b> Exterior: Interior: Additions: Kitchens: Baths: Plumbing: Electric: Heating: General:		<b>RES BREAKDOWN</b> No Unit RMs BRS FL  Totals																																																																																																							
<b>CALC SUMMARY</b> Basic \$ / SQ: 90.00 Size Adj: 0.80563438 Const Adj: 1.03877842 Adj \$ / SQ: 75.319 Other Features: 20000 Grade Factor: 1.30 Neighborhood Inf: 1.00000000 LUC Factor: 1.00 Adj Total: 3326448 Depreciation: 688575 Depreciated Total: 2637873		<b>COMPARABLE SALES</b> Rate Parcel ID Typ Date Sale Price  WAv\$/SQ: AvRate: Ind.Val Juris. Factor: Before Depr: 97.54 Special Features: U Val/Su Net: 62.12 Final Total: 2637900 Val/Su SzAd 78.27		<b>SUB AREA</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> </tr> </thead> <tbody> <tr> <td>FFL</td> <td>1ST FLOOR</td> <td>22,827</td> <td>75.320</td> <td>1,719,302</td> </tr> <tr> <td>BMT</td> <td>BASEMENT</td> <td>7,768</td> <td>15.080</td> <td>117,015</td> </tr> <tr> <td>SPL</td> <td>2ND FLOOR</td> <td>7,768</td> <td>75.320</td> <td>585,077</td> </tr> <tr> <td>ATC</td> <td>ATTIC</td> <td>3,107</td> <td>37.660</td> <td>117,015</td> </tr> <tr> <td>OFP</td> <td>OPEN PORCH</td> <td>534</td> <td>14.760</td> <td>7,883</td> </tr> <tr> <td>EFP</td> <td>ENCL PORCH</td> <td>56</td> <td>42.760</td> <td>2,394</td> </tr> <tr> <td colspan="2">Net Sketched Area:</td> <td>42,060</td> <td></td> <td>2,548,686</td> </tr> <tr> <td>Size Ad</td> <td>33702.2</td> <td>Gross Area</td> <td>46721</td> <td>FinArea</td> <td>30595</td> </tr> </tbody> </table>		Code	Description	Area - SQ	Rate - AV	Undepr Value	FFL	1ST FLOOR	22,827	75.320	1,719,302	BMT	BASEMENT	7,768	15.080	117,015	SPL	2ND FLOOR	7,768	75.320	585,077	ATC	ATTIC	3,107	37.660	117,015	OFP	OPEN PORCH	534	14.760	7,883	EFP	ENCL PORCH	56	42.760	2,394	Net Sketched Area:		42,060		2,548,686	Size Ad	33702.2	Gross Area	46721	FinArea	30595	<b>SUB AREA DETAIL</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area</th> <th>% Usbl</th> <th>Descrp</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td> <td>1ST FLOOR</td> <td>22,827</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BMT</td> <td>BASEMENT</td> <td>7,768</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SPL</td> <td>2ND FLOOR</td> <td>7,768</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ATC</td> <td>ATTIC</td> <td>3,107</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OFP</td> <td>OPEN PORCH</td> <td>534</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EFP</td> <td>ENCL PORCH</td> <td>56</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Code	Description	Area	% Usbl	Descrp	% Type	Qu	# Ten	FFL	1ST FLOOR	22,827						BMT	BASEMENT	7,768						SPL	2ND FLOOR	7,768						ATC	ATTIC	3,107						OFP	OPEN PORCH	534						EFP	ENCL PORCH	56					
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ATTACHED FORMS

Attached are forms which will be required of the selected proposer.

**Attachments:**

- Form 1: Proposal Form Cover Sheet
- Form 2: Background of Proposal Organizations
- Form 3: Hazardous Material Release
- Form 4: Certificate of Non - Collusion
- Form 5: Disclosure Statement for Transaction With A Public Agency Concerning Real Estate



**(Form 2) BACKGROUND OF PROPOSING ORGANIZATION**

**Proposed Purchase Price**    \$ \_\_\_\_\_

1. Full Name of Organization:
2. Main Office of Organization:
3. Local Address of Organization:
4. Telephone Number(s):
5. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

(Use separate sheet of paper and attach if further principals are involved).

6. The applicant is a(n):  
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

If applicant is a Partnership, state name and residential address of both general and limited partners:

7. The Federal Social Security Identification Number of the applicant (the number used on Employers' Quarterly Federal Tax Return, U.S. Treasurer Department Form 941) is:
8. Number of years organization has been in business under current name:
9. Has organization ever failed to perform any contract, or been disqualified or barred from bidding or working on public projects?  
(If answer is 'yes', please state circumstances).

10. Authorization:

Dated at:

This \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NAME OF ORGANIZATION: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

11. Attestation

\_\_\_\_\_, being duly sworn deposes and says that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that all answers to the foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public:  
My Commission expires:

**NOTE:** This application must bear the written signature of the applicant.

If the applicant is an individual doing business under a name other than his own name, the application must state so, giving the address of the individual.

If the applicant is a partnership, the application must be signed by a partner and designated as such.

If the applicant is a corporation, trust or joint venture, the application must be signed by a duly authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

Town of Fairhaven  
Sale and Development of Former Rogers Elementary School

**(Form 3) HAZARDOUS MATERIAL RELEASE**

**HAZARDOUS MATERIAL RELEASE  
("Hold Harmless" AGREEMENT)**

**RELEASE REGARDING HAZARDOUS MATERIALS  
ROGERS SCHOOL  
100 PLEASEANT STREET  
FAIRHAVEN, MA 02719**

The Town assumes no liability for any release of hazardous materials on this Property. The Proposer has not relied upon any representations by the Town with respect to hazardous materials, except to the extent disclosed herein.

The Proposer agrees to release and hold harmless the Town of Fairhaven from any liability arising out of any hazardous materials that may be present on the Property.

PROPOSER: \_\_\_\_\_ DATE: \_\_\_\_\_

**(Form 4)**

**CERTIFICATION OF NON-COLLUSION**

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

\_\_\_\_\_  
(Signature of individual submitting bid or proposal)

\_\_\_\_\_  
(Name of business)

**(Form 5)**

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

**INSTRUCTION SHEET**

**NOTE:** The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

**Section (1):** Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

**Section (3):** Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

(2) TYPE OF TRANSACTION, AGEEMENT, or DOCUMENT:

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

\_\_\_\_\_ Lessor/Landlord

\_\_\_\_\_ Lessee/Tenant

\_\_\_\_\_ Seller/Grantor

\_\_\_\_\_ Buyer/Grantee

\_\_\_\_\_ Other (Please describe): \_\_\_\_\_

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

NAME:

POSITION:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

\_\_\_\_\_  
 PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

\_\_\_\_\_  
 AUTHORIZED SIGNATURE of DISCLOSING PARTY      DATE (MM / DD / YYYY)

\_\_\_\_\_  
 PRINT NAME & TITLE of AUTHORIZED SIGNER